



# Short Term Rentals - Minnesota Building Code

Accessory Home Shares and Vacation Dwelling Units - Summary of Requirements

| Type of STR   | Duluth UDC<br>(Zoning) Defined<br>As   | MSBC<br>Defined As        | Sprinklers<br>Required   | MSBC Occupancy<br>Classification                      |     | Construction Per  | Accessibility  | Fire &<br>Smoke<br>Alarms                            | Architect Required   |
|---|--|---------------------------|--|---|-----|---|--|--|--|
| Permit Req  | DLC 50-41  | MR 1305.202               | MR<br>1305.903.2.8   | MR 1305.310   |     | MR 1300.0040 &<br>1305.310.4.2  | MR Ch 1341   | MR 907.2.8<br>& 907.2.10                             | MR 1800.5000   |
| <b>Owner<br/>Occupied<br/>Short Term<br/>Rental</b><br>Change of Use building permit required for new owner occupied short term rentals and for any construction, plumbing, electrical, or mechanical work associated with the change | Accessory Home Share - see separate requirements and limitations in UDC, DLC Ch 50 | Lodging House - Transient | Required if building area exceeds 4500 SF including basement and all floors/levels | 1 to 5 guest rooms AND 10 or fewer occupants total    | R-3 | MN Residential Code (MSBC Ch 1309) or MN Building Code (MSBC Ch 1305) | <ul style="list-style-type: none"> <li>• If parking provided, accessible parking required</li> <li>• Accessible route and accessible entry</li> <li>• Type B unit on accessible level</li> </ul>   | Smoke alarms required per 907.2.10                   | No. Applications must include plans and information showing compliance with applicable requirements and for any construction required to achieve compliance      |
|   |  |                           |  | 6 or more guest rooms OR more than 10 occupants total | R-1 | MN Building Code (MSBC Ch 1305)                                       | <ul style="list-style-type: none"> <li>• If parking provided, accessible parking required</li> <li>• Accessible route and accessible entry</li> <li>• Accessible unit on accessible level</li> <li>• Accessible communication features</li> <li>• Common areas accessible</li> <li>• Accessible toilet and bathing room</li> </ul> | Fire alarms per 907.2.8<br>Smoke alarms per 907.2.10 | Yes. Architect required to prepare plans and information showing compliance with applicable requirements and for any construction required to achieve compliance |

MSBC - Minnesota State Building Code

MR - Minnesota Rules

UDC - Unified Development Chapter (Duluth Legislative Code Chapter 50)

Type B Unit - Door and passageway clearance requirement, some other accessible features, some modified accessible features

Accessible Unit - Fully accessible unit

|  | Duluth UDC<br>(Zoning) Defined<br>As  | MSBC<br>Defined As                           | Sprinklers<br>Required  | MSBC Occupancy<br>Classification |     | Construction Per  | Accessibility  | Fire &<br>Smoke<br>Alarms                                     | Architect Required  |
|--|---|--|---|----------------------------------|-----|---|--|---|---|
|  | DLC 50-41   | MR 1305.202                                  | MR<br>1305.903.2.8  | MR 1305.310                      |     | MR 1300.0040 &<br>1305.310.4.2  | MR Ch 1341   | MR 907.2.8<br>& 907.2.10                                      | MR 1800.5000  |
| <b>NOT Owner<br/>Occupied<br/>Short Term<br/>Rental</b><br>Change of Use<br>building<br>permit<br>required for<br>new NOT<br>owner<br>occupied<br>short term<br>rentals and<br>for any<br>construction,<br>plumbing,<br>electrical, or<br>mechanical<br>work<br>associated<br>with the<br>change | Vacation<br>Dwelling Unit -<br><i>see separate<br/>           requirements<br/>           and limitations<br/>           in UDC, DLC Ch<br/>           50</i> | Congregate<br>Living Facility -<br>Transient | Required if<br>building area<br>exceeds 4500<br>SF including<br>basement and<br>all floors/levels | 10 or fewer<br>occupants         | R-3 | MN Residential<br>Code (MSBC Ch<br>1309) or MN<br>Building Code<br>(MSBC Ch 1305) | <ul style="list-style-type: none"> <li>• If parking provided, accessible parking required</li> <li>• Accessible route and accessible entry</li> <li>• Type B unit on accessible level</li> </ul>   | Smoke<br>alarms<br>required per<br>907.2.10                   | No. Applications<br>must include plans<br>and information<br>showing<br>compliance with<br>applicable<br>requirements and<br>for any<br>construction<br>required to achieve<br>compliance         |
|  |   |  |   | More than 10<br>occupants        | R-1 | MN Building<br>Code (MSBC Ch<br>1305)   | <ul style="list-style-type: none"> <li>• If parking provided, accessible parking required</li> <li>• Accessible route and accessible entry</li> <li>• Accessible unit on accessible level</li> <li>• Accessible communication features</li> <li>• Common areas accessible</li> <li>• Accessible toilet and bathing room</li> </ul> | Fire alarms<br>per 907.2.8<br>Smoke<br>alarms per<br>907.2.10 | Yes. Architect<br>required to prepare<br>plans and<br>information<br>showing<br>compliance with<br>applicable<br>requirements and<br>for any<br>construction<br>required to achieve<br>compliance |

MSBC - Minnesota State Building Code

MR - Minnesota Rules

UDC - Unified Development Chapter (Duluth Legislative Code Chapter 50)

Type B Unit - Door and passageway clearance requirements, some other accessible components, some modified accessible components

Accessible Unit - Fully accessible unit